



**CITY OF BAINBRIDGE ISLAND**  
**DESIGN REVIEW BOARD**  
**Regularly Scheduled Meeting Minutes**  
**Monday, March 2, 2015 at 2:00 p.m.**  
**City Council Conference Room**  
**280 Madison Ave N**  
**Bainbridge Island, Washington 98110**

Call to Order (Attendance, Agenda, Ethics)  
Approval of Minutes – February 2, 2015 Meeting  
Waterfront Park Rowing Center PLN50155 PRE Pre-Application  
Pleasant Beach Resort PLN13880D SPR Site Plan Review  
Old and New Business  
Adjournment

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**Call to Order (Attendance, Agenda, Ethics)**

Chair Mark Levine called the meeting to order at 2:02 PM. Design Review Board Members in attendance were Adrian Sawyer, Alan Grainger, Jim McNett, Chuck Depew and Peter Perry. City Staff in attendance were Senior Planner Heather Beckmann, Capital Projects Manager Mark Epstein, and Planning Manager Joshua Machen. Administrative Specialist Jane Rasely monitored recording and prepared the minutes.

**Approval of Minutes – February 2, 2015 Meeting**

Alan Grainger moved to accept the February 2, 2015 meeting minutes. Peter Perry seconded the motion which was approved 5-0 with Chuck Depew abstaining since he did not attend that meeting.

**Waterfront Park Rowing Center PLN50155 PRE Pre-application**

Senior Planner Heather Beckmann gave an overview of the project highlighting the unique aspects including the timing of it with the Waterfront Park (WFP) Master Plan noting that it does not have an extra layer of specific guidelines as residential and commercial buildings do. She mentioned the developer is looking for design feedback like that given during the first two phases of Waterfront Park redevelopment and that the project will still be going through a major site plan review.

Alan asked why this was not a commercial building when the second floor is meeting space. Heather replied that it is more of a storage building and the applicant has not yet determined what the second story meeting space will be used for. It is possible that space will only be primarily used by the rowing team. Parking was also brought up based upon the status of the building. Since it is unknown how it will be used, the applicant will provide more information at the actual Site Plan Review and the parking will flow from the use. She stated the applicant has had conversations with both City Manager Doug Schulze and Planning Director Kathy Cook about parking and that this is one of those uses that the City does not have a set amount of parking the developer

must provide. She stated the developer's impression is that parking is not an issue because the demand for parking should not increase based upon their project.

Jim asked whether the City was going to allocate spaces for the building. Mark Epstein replied no, the City will not allocate parking spaces for it. He also explained that the Rowing Club is building the project, but handing the deed over to the City after the project is completed. Jim stated the only real issue about this building is the lack of parking.

Alan brought up that it will then be a public building with a private use. Mark stated that the developer and Director Kathy Cook had met and felt the current parking situation will be adequate.

Chuck brought up that really it is a public project, a City project and the City should be an applicant.

Jim brought up that the parking doesn't work now, so when you build this with the hope of increasing activity in the park, we will have even more parking issues.

Mark spoke about looking at the big picture overall at the City and not taking it in pieces. The last six months, the DRB has been talking about the problem of parking because individual projects add up to a larger parking issue than the individual pieces/projects provide. Heather replied there would be more discussion about parking as the project continues.

The applicant was invited in at 2:17 PM.

Bruce Anderson gave an overview of the project for the Rowing Club. He spoke about using the same footprint of the tennis court they are currently using for storage. The ground floor will be dedicated storage and the second floor will be locker rooms, office space and a multi-use room to serve primarily as a training room and meeting space. That space would be available for the public to use when the rowing schedule will accommodate it. The City has allocated this part of the park which was removed from the restrictions imposed by the State when the purchase of land for WFP was made.

Mark asked how many rowers there are: 120 junior rowers in the spring, 110 in the fall and 60-80 Masters. The number of rowers was a determinant for the size of the building. Eagle Harbor can only support about 120 rowers at one time. Discussion ensued about the size of potential regattas and how many rowers would be coming in and out. A model of the proposed building was displayed and spoken about.

Bruce spoke about creating an open gathering space to the east of the proposed building. There will be an ADA accessible route between Brien and Shannon. The grading may change as the project progresses. Currently planned for 18 inches below Brien but could go up by 3 feet to even out the 18" access. He also stated they are looking at "quiet" architecture to blend into the surrounding marine environment.

Jim asked whether there would be any way for an outsider to know this was a rowing building. Bruce replied when the doors were open, they would. The glassed in lobby would become a rowing statement with equipment displays. Chuck asked if there had been any thought to using Native American long house art. They had not.

Bruce spoke about having Olaf Ribeiro out to look at trees that would need to be removed. The subject of tree count came up and Heather said there is a formula to determine trees necessary for buildings like this.

Alan spoke about the possibility of switching the high roof around to help facilitate what could become a performing arts area in the outdoor common space. Jim felt either way the roof sat, it would still do that. The issue of storm water was then brought up and discussed. Mark Epstein stated they were still figuring out how that will work.

Alan asked about the time line in relation to the park. Bruce replied that they were going through the design and planning stages and then will fundraise to build. The City has given them a five year window of time to break ground on this project. Alan then brought up the issue of parking. Bruce responded that he looked at the current parking adjacent to WFP and potential this building. He spoke about the informal traffic study they conducted and trying to figure out what the parking need would be if the community center and the rowing center both held an evening event at the same time. Bruce felt the parking added up to more than what would be required and more than doubled what the City code required. He mentioned the rowing club has also been monitoring parking and traffic during drop off and pick up times. Jim asked Bruce if they could come up with a real number for parking spaces.

Mark asked Heather if there was any action they had to do. She said today was not a recommendation, just a preview, so there were not any actions necessary today.

#### **Pleasant Beach Resort PLN13880D SPR Site Plan Review**

Planning Manager Josh Machen gave an overview of the project calling it the donut hole in the master plan they would now be filling in with an inn/resort.

Chuck asked about the drawings being dated November 2014 and asked if anything had been changed. Josh confirmed these were the plans submitted with the application in November. Jim stated his only issue was that the handicap access is at the top of the facility and why was there not a lift in the main building even though there is a handicapped unit on the lower floor. Alan agreed and said that was his issue as well. Even though Pitt's Path had now been graded and is not as steep as it was once thought, the ADA access is still in an awkward place when there is a better location available.

Mark asked if Josh had any comments or things to talk about. Josh stated he did not. Mark asked if the developer had made any of the changes discussed at the pre-application meeting. Josh replied the developer did not make any changes. There was discussion of whether there were still 13 units and 15 parking spaces and whether that proposed parking would be adequate for guests and staff.

The developer was invited in at 3:35 PM. Charlie Wenzlau presented the site plan via the computer screen. The question of street grade was discussed and it was noted that the grade change from front to back was about 10-12 feet. He mentioned that since the pre-application meeting, they had fine tuned all the grading and only one cottage was not accessible now.

Alan mentioned that because the ADA parking space is not the closest to the building, it will not meet the ADA Act. Jim asked Charlie why he did not put a space up at the drop-off point. Charlie said they had changed it. Chuck brought up that the ramp is on the wrong side of the parking space as well. Charlie said he would look at that again. The parking facilities that will be in place once the pool is completed were displayed with a total excess of 10 parking spots from pool parking available for use by the Inn.

Peter asked about the major flow of humans as they arrive and where they go. Adrian asked about signage and where it would be displayed. Chuck asked if there would be signage offering the best way to get to check-in. Jim asked if there was not a lift in the lodge because of cost. Charlie replied that was the case at this point. Jim definitely felt there should be one handicapped spot by the drop-off. Alan had concerns about the ADA parking as well. Adrian like the project as did Chuck, but he thought the lodge would have been better at the bottom of the slope. Peter thought it was a great project as well with beautiful landscaping.

Chuck went through the Guideline Checklist to make sure the guidelines were met:

1. Façade – Yes
2. Modulate Buildings – Yes
3. Blank Walls – Yes
4. Visually Prominent Façade – Yes
5. Pedestrian Scale – Yes
6. Contiguous Frontages – Yes
7. Reduce Scale – Yes
8. Public Outdoor Spaces – Yes
9. Soften Impact – Yes
10. Compatibility with Neighborhood – Yes
11. Minimize Intrusive Signage – Yes
12. Pedestrian Routes – Yes, ADA Parking Spot
13. Provide Pedestrian Access – Yes, ADA Parking Spot
14. Weather Protection – Yes
15. Smaller Scale Commercial Building – Yes
16. Reduce Visual Impact of Parking – Yes

Lynwood Center Guidelines:

1. Adopted Lynwood Center Plan – Yes
2. Minimize Impact of Parking – Yes
3. Encourage Continuation of Existing Character – Yes
  - a. Alan stated Charlie's design while more Arts and Crafts, was very sympathetic to the neighborhood character. The variation in style was still complimentary to the Tudor character.

4. Encourage Multiple Use of Sidewalks – Yes

- a. Chuck disagrees that the same guidelines apply only on public streets feeling they do not designate a publically owned street. Chuck thinks it misses this guideline.

Discussion of trees ensued when Peter asked if there were any on the historic register which there were not.

Alan complimented the landscape plan as well thought out and extensive.

Chuck moved for final approval/Seconded by Adrian.

Jim recommended they look for one handicapped parking spot at the drop off point of the lodge.

Motion passed unanimously.

**Old and New Business**

Chuck mentioned that he will be out of town for the next meeting on 3/16/15. Mark asked if everyone else will be here to fulfill the quorum for that meeting.

Jim asked if anyone had questions about the historical marker information he sent out and spoke about markers for historical buildings. Fade out of laminated signs was discussed as well as the number of historical spots on the island. Mark asked about the input they gave when asked about memorial donations and no one knew what happened to that information. Jim said this was different because two other citizen groups were also interested in these historical signs (Historical Preservation and Road Ends Committees). Jim felt there could be a committee that meets twice a year to talk about verbiage and come up with a sign that goes through the DRB. Discussion continued of where funds would come from for the signs as well as recommendations the DRB would be making to the City.

**Adjournment**

The DRB meeting was adjourned at 4:36 PM.

Approved by:



Mark Levine



Jane Rasely, Administrative Specialist



**CITY OF BAINBRIDGE ISLAND**  
**DESIGN REVIEW BOARD - REGULAR MEETING**  
**March 2, 2015**

**PLEASE PRINT**

| Name                    | Affiliation         | Phone/ E-Mail               | Join<br>ListServ<br>Yes/No          |
|-------------------------|---------------------|-----------------------------|-------------------------------------|
| CHRIS JONES             | WALKER WARD         | 206.502.3274                | <input checked="" type="checkbox"/> |
| Seraine Page            | Review              | WJONES@WALKERWARD.COM       | <input checked="" type="checkbox"/> |
| Adrian Sawyer           | DRB                 | spage@bainbridge-review.com |                                     |
| <del>Mark Levine</del>  | <del>DRB</del>      |                             |                                     |
| Alan Grainger           | DRB                 |                             |                                     |
| JIM MCNEH               | DRB                 |                             |                                     |
| <del>Mark Burkman</del> | COBI                |                             |                                     |
| MARK EPSTEIN            | COBI                |                             |                                     |
| PETER PERRY             | COBI                |                             |                                     |
| Chuck Depew             | DRB                 |                             |                                     |
| TOM COBLE               | BAINBRIDGE FLORISTS |                             |                                     |
| TIM DOUG                | BR                  |                             |                                     |
| TOM CHILADO             | BIR/overleaf        |                             |                                     |
| Peggy Musselwhite       | BIR                 |                             |                                     |
| Josh Moeher             | COBI                |                             |                                     |
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